

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Email: timw@cityfort.com

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
Reduction

Case #: 30-R-03

Date: 4/22/03

Comments:

1. The owner shall retain the services of a State of Florida licensed engineer to evaluate and/or design and apply for the applicable general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Broward County Code/Chapter 27 shall be submitted to engineering staff for review with owner's application for a Building Permit.
2. Engineer shall prepare sufficient cross-sectional views of the site for Engineering staff to verify that this development shall not result in adverse impacts as relates to off-site storm water discharge for the required design storm(s) as to be determined with evaluation in item 1 (listed above). Any re-grading of site (or additional structures for surface water containment/impoundment found to be necessary to control such impacts shall be designed with sufficient compliance with the Engineering Department standards and the Florida Building Code.
3. The plans submitted do not clearly mark the square footage pertaining to office and dental on sheet A-2. Please clarify the location of uses and further dimension the floor plans to clearly demark these areas for confirmation of the reported uses.
4. The plans provided to engineering did not contain a report following the provisions of Section 47-20.3.A.3. Parts c and d, which require a study addressing the parking deficit with justification for the request for the reduction. This study shall be submitted to engineering staff and City's designated traffic/parking consultant for review and evaluation. This study requires authorization by staff prior to scheduling this project for the next available Planning & Zoning Board hearing.

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5. Please label ramp slope and top and bottom garage floor elevations for staff to confirm grade separation with second floor of parking structure.
6. Please dimension parking spaces, drive aisles, access opening widths and radii to confirm geometry will not present difficulties with internal circulation.
7. Verify with Planning staff if a new seven (7) foot wide sidewalk will be required along Federal Highway. Provide new or re-constructed sidewalk as required to result in continuous walk in acceptable condition around the entire site.
8. A five (5) foot minimum width walk shall be required on S.E. 9 Street, with reconfiguration of walkway to provide smooth return at southwest corner of Federal and S.E. 9 Street and an accessible ramp with truncated dome detectible warning pattern.
9. Obtain the necessary permit for Florida Department of Transportation for portions in State right-of-way (Federal Highway).

Per comment 8 above owner is directed to provide a new accessible ramp at the southwest corner of S.E. 9 Street and State right-of-way for continuous travel north and south on the public walkway across and along S.E. 9 Street.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
Reduction

Case #: 30-R-03

Date: 4/22/03

Comments:

1. Show required exits.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
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Case #: 30-R-03

Date: 4/22/03

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
Reduction

Case #: 30-R-03

Date: 4/22/03

Comments:

1. A Landscape Plan is required that demonstrates that all applicable Landscape Code requirements for the vehicular use area and site are met. The submitted plan appears to be conceptual only. As a “change of use” as determined by Zoning, the existing V.U.A. may need to be brought up to current minimum Code requirements, as per Sec. 47-21.9. Provide standard calculation list (available upon request) to verify that all requirements are met.
2. Make sure street tree requirements are met. ½ of the street trees should be shade trees.
3. Landscape plan to contain the name of the Landscape Architect who prepared the plan.
4. Indicate requirements for irrigation, including the provision for a rain sensor.
5. Indicate any existing trees or palms on the property, their names and sizes.
6. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Mike Ciesielski
954-828-5256

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
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Comments:

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	Marsha Eisenberg/Change of Use (Office to Medical Office)/Parking Reduction	Case #:	30-R-03
Date:	4/22/03		

Comments:

1. Will impact resistant glass be used?
2. Will there be on site security? (Guard)
3. How will access to project be controlled? (Operation and After hours)
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. Will all garages doors secondary locking devices?
6. Will first floor entry doors have 180 degree viewing devices? (peep hole)
7. All entry doors and locking devices will have sufficient security rating.
8. Will there be a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
9. Will there be an emergency contact phone in the lower parking are?
10. Will there be any CCTV used? Possibly at elevator entrance/exit, and entry/exit doors?

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Marsha Eisenberg/Change of Use
(Office to Medical Office)/Parking
Reduction

Case #: 30-R-03

Date: 4/22/03

Comments:

1. Photometric lighting plan shall comply with 47-20.14.
2. Dead end parking is prohibited pursuant to section 47-20.5.C.4.
3. Provide ramp slopes pursuant to section 47-20.9.
4. Provide parking dimensions pursuant to section 47-20.11.A.
5. Additional comments may be discussed at DRC meeting.